

**City of Issaquah
Development Services Department
Short Plat**

NOTICE OF DECISION

TO: Nick Abdelnour
Polygon Northwest
11624 SE 5th St, Suite 200
Bellevue, WA 98005

SUBJECT: Short Plat of Lot A (Issaquah Highlands) .

Number: SP16-00001

Decision Date: January 6, 2017

Request: A Short Plat of Lot A in Issaquah Highlands into four lots and three tracts for future development.

Location: This decision applies to Lot A of Issaquah Highlands, as shown on the drawings dated November 10, 2016.

Decision: On January 6, 2017, the City of Issaquah - Development Services Department (DSD) approved this short plat.

I. BACKGROUND:

A. Proposal Summary

On February 2, 2016, the property owner, Issaquah Highlands Investment, LLC, submitted a short plat application to subdivide Lot A from LLA14-00002 into three lots (see Exhibit 1). On December 1, 2016, the applicant submitted a final drawing incorporating the DSD's requested revisions. Additionally, a fourth parcel and three tracts were included for future development projects.

B. Public Notice

Public notice was sent to adjacent property owners in accordance with Appendix J section 2.3.3.4 and IMC 18.04.100.

C. State Environmental Policy Act (SEPA)

Short plats are exempt from the requirements of SEPA, pursuant to WAC 197-11-800(6)(a). Further, compliance for this application with SEPA requirements occurred

with the approval of the Environmental Impact Statement (EIS) for Issaquah Highlands, called Grand Ridge at the time. The Final EIS was issued September of 1995. This proposed short plat falls within the scope of the Preferred Alternative evaluated in that EIS. No additional environmental review is required.

- D.** The application was routed for review to representatives of appropriate City departments. City staff had the following comments:

Police Department:	No comment
Fire Department:	No comment
Public Works Operations:	No comment
Park Department:	No comment

II. Approval Criteria

To be approved, the proposed short plat must comply with the requirements of IMC Chapter 18.13 (Subdivisions), more specifically:

A. Short Subdivision Acceptability

Section 18.13.370 states that the following conditions shall determine the acceptability of short subdivisions:

1. *Create legal building sites with respect to zoning and health regulations. Nonbuildable lots may be approved for specific purposes. Such lots shall be marked nonbuildable on the plat.*
Complies. Newly created Blocks 1, 2, 3 and 4 all legally buildable lots.

2. *Establish access to a public road for each segregated parcel.*
Complies. These lots are encumbered existing or established tracts and/or relocatable ingress/egress access and utility easements for access. The tracts and easements provide access via points of connection at NE Ellis Drive, NE High Street and NE Discovery Drive, respectively.

3. *Contain suitable physical characteristics; a proposed short plat may be denied because of flood, inundation, swamp conditions or steep slopes; or construction of protective improvements may be required as a condition of approval.*

Complies. Blocks 1, 2, 3 and 4 contain physical site characteristics that are suitable for development. No critical areas are present.

4. *Consider adjacent municipal and King County subdivision standards, if applicable, in addition to the requirements of this Code.*

Complies. No other municipal or King County subdivision standards are applicable to this proposal.

5. *Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.*

All necessary utilities and services are available to the site from NE Discovery Drive, NE High Street and NE 9th Avenue, respectively.

B. Appeal Period

Section 18.04.250 provides the opportunity to appeal a decision for a short plat application. The Appeal Period is fourteen days from this date of Notice of Decision. Any appeal by the applicant, adjacent property owners, or parties of record is governed by Issaquah Municipal Code 18.04.250. Appeals shall be filed with the Permit Center located at 1775 12th Ave NW no later than 5:00pm on Friday, January 20th. Please contact Mike Martin by phone at (425) 837-3103 or by email at mikem@issaquahwa.gov for information pertaining to the appeals process.

III. Reasons for Decision:

1. The proposal is consistent with IMC Section 18.13.350 and with the applicable provisions of Chapter 58.17 RCW.
2. The proposal is consistent with IMC Section 18.13.370.
3. All application processing requirements have been fulfilled, including requirements pertaining to environmental review, and internal City staff review. No comments were received from the public or City staff.
4. All necessary public improvements, services, and utilities are available to the site.



Mike Martin, DSD Senior Planner

January 6, 2017

Date

Attachment:

1. Short Plat – dated November 10, 2016 (shs. 1-3)

Distribution:

Keith Niven, DSD Director
Lucy Sloman, DSD Land Development Manager
Doug Schlepp, DSD Consulting Engineer (RH2)

File



SHORT PLAT
NO. SP16-00001
ISSAQUAH, WASHINGTON

APPROVALS:
CITY OF ISSAQUAH

DSD PLANNER DATE DSD ENGINEER DATE
DSD LAND DEVELOPMENT MANAGER DATE

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO. 272406-9209

RECORDING NO.

VOL./PAGE

1 inch = 500 ft
250 0 250 500 750 1000 1250

PORTION OF
NW1/4 & SW1/4, NE1/4 SEC. 27, TWP. 24 N, RGE. 6 E, W.M.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SURVEY TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ISSAQUAH HIGHLANDS INVESTMENT FUND, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____)SS

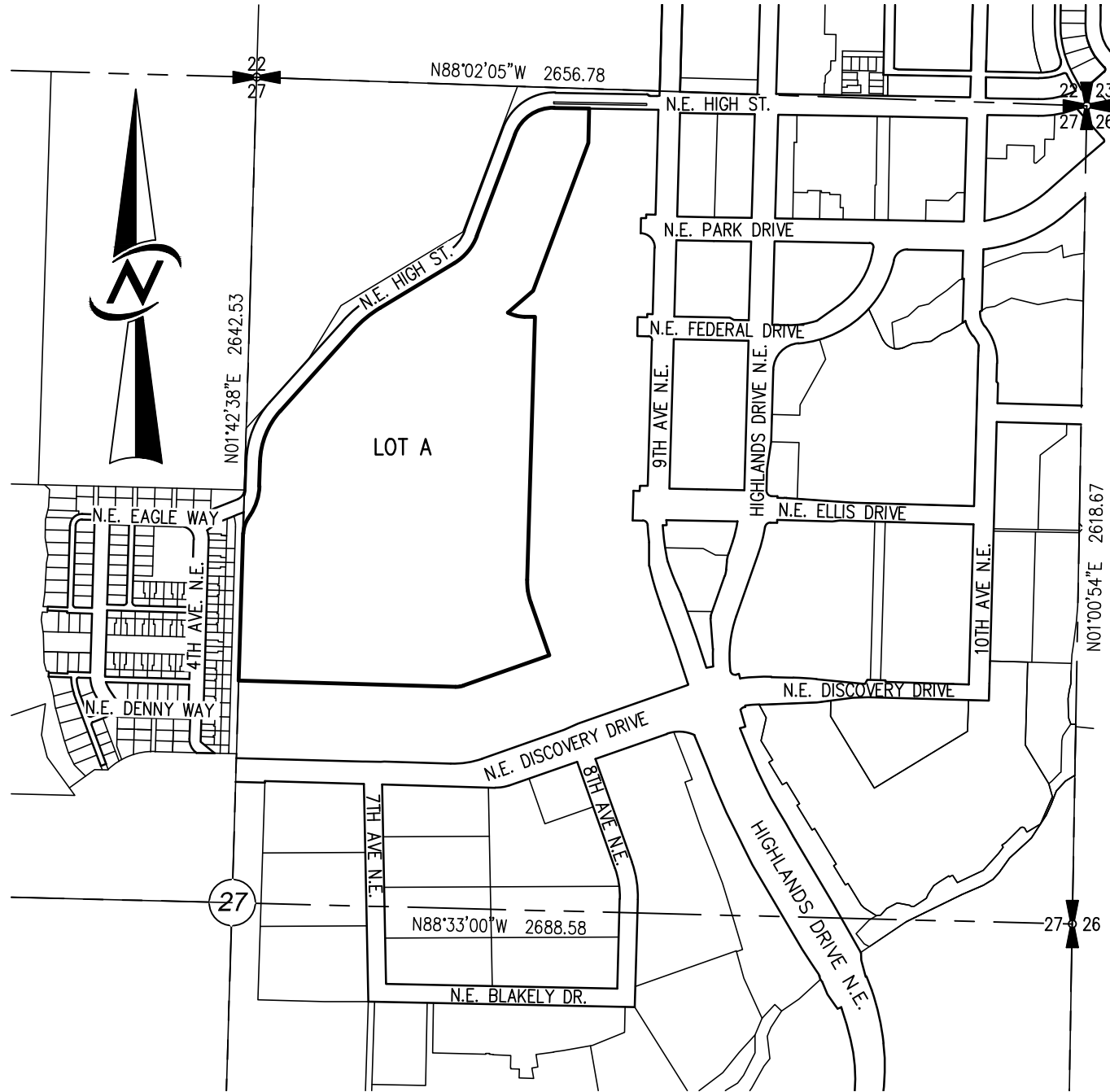
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS _____ OF DISCOVERY HEIGHTS III LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 2016.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____



RESTRICTIONS

- GENERAL TAXES FOR THE YEAR 2015.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 OF OFFICIAL RECORDS AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9609191192 AND 9705161550.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD HAUL PERMIT AND RIGHT-OF-WAY AGREEMENT FOR ACCESS TO GLACIER RIDGE AND GRAND RIDGE PROPERTIES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201314 AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9609191194, 9705161550 AND 20000131001567.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9609191191 AND 9705161550.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 OF OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING N. 20020924000360.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF GRAND RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 OF OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 20020118001733, 20020520001673, 20020520001677, 20031024001413, 20081230001176, 20091106000576, 2010112001401, AND 2011109000637.
- THIS SITE IS SUBJECT TO THE TERM AND PROVISIONS OF A UTILITY EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710091549 AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9810020282 AND 20020516000844. DEDICATION OF SAID EASEMENT TO THE CITY OF ISSAQUAH RECORDED UNDER RECORDING NO. 9810020283.
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA 02-001-IH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020321900005.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE MICROSOFT CORPORATION, A WASHINGTON CORPORATION FOR GRADING AND UTILITY WORK, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020514003019.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC INFILTRATION EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020516000845.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC SUBSURFACE INFILTRATION SYSTEM EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020516000846.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT TO SHARE COSTS (AREA 4 - ISSAQUAH HIGHLANDS)", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001675.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001678.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC UTILITY EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030620001131.
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA 03-009IH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031022900002, AND THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF MINOR CORRECTION OF SURVEY", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200603001409 OF OFFICIAL RECORDS.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031024001414.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF WATER AVAILABILITY" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040908001277.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC STORM AND SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121031001382.
- DEED OF TRUST NOT APPLICABLE TO REPORT ON THIS SURVEY.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20130412002092 AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131018000936.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLYGON PARCEL" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131213000853 AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NOS. 20140821000921 AND 20140821000922.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131227001074.
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA14-00002, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140804900004.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUIT CLAIM DEED CONVEYING TRANSFERABLE DEVELOPMENT RIGHTS (TDRS) AND TDR EXTINGUISHMENT DOCUMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140805000941.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC-PRIVATE RIGHT OF WAY EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140909001490.
- NOT APPLICABLE TO REPORT ON THIS SURVEY.

EXISTING LEGAL DESCRIPTION

PARCEL I:

LOT A, CITY OF ISSAQUAH BOUNDARY ADJUSTMENT NO. LLA14-00002, AS RECORDED AUGUST 4, 2014 UNDER RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL II:

THOSE EASEMENT RIGHTS SET FORTH IN PUBLIC-PRIVATE RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 9, 2014 AS RECORDING NO. 20140909001490, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24N-6E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, REC. NO. 20060619000212, IN KING COUNTY, WASHINGTON.

EASEMENT NOTE

1. THE PUBLIC ACCESS EASEMENT SHOWN ON BLOCKS 1, 2 AND 3 AND TRACT C ARE FOR THE BENEFIT OF BLOCKS 1, 2 AND 3 AND TRACTS A AND B FOR LEGAL ACCESS TO PUBLIC RIGHT-OF-WAY. THE EASEMENT SHALL BE RECORDED BY SEPARATE INSTRUMENT PRIOR TO THE RECORDING OF THIS SHORT PLAT. THE SPECIFIC DETAILS CONTAINED WITHIN SAID INSTRUMENT SHALL GOVERN OVER WHAT IS DEPICTED ON THIS SURVEY SHOULD A DISCREPANCY EXIST.

SURVEY NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. NCS-737420-WA1, DATED JUNE 9, 2015. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL BLOCKS ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT PROVISIONS AS NOTED IN APPLICABLE PLATS AND EASEMENT AGREEMENTS.
- ALL BLOCKS ARE OWNED AND MAINTAINED BY ISSAQUAH HIGHLANDS INVESTMENT FUND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR THE PURPOSE OF FUTURE DEVELOPMENT AND MAY BE ENCUMBERED WITH ADDITIONAL EASEMENTS.
- TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY ISSAQUAH HIGHLANDS INVESTMENT FUND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR THE PURPOSE OF RECREATION AND UTILITIES.
- TRACT C SHALL BE OWNED AND MAINTAINED BY ISSAQUAH HIGHLANDS INVESTMENT FUND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR THE PURPOSE OF ROADS AND UTILITIES.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
AT _____ M, IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN JULY, 2015.

GLENN R. SPRAGUE, PLS
CERTIFICATE NO. 41299



ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



SHORT PLAT FOR
ISSAQUAH HIGHLANDS
INVESTMENT FUND, LLC

DWN. BY NO	DATE 11/10/16	JOB NO. 13128
CHKD. BY GRS	SCALE 1" = 500'	SHEET 1 OF 3



TRACT ZC
FINAL PLAT OF TOWN CENTER
VOL. 213, PGS. 66-70
REC. NO. 20030428001974




LOT B
CITY OF ISSAQUAH
BLA NO. LLA14-00002
VOL. 313, PGS. 010-013
REC. NO. 20140804900004

EXISTING EASEMENTS

1. DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS REC. NO. 20020520001673 AND AMENDED UNDER REC. NO. 20020924000360
2. PUBLIC UTILITY EASEMENT (VARIABLE WIDTH) REC. NO. 9710091549 AND AMENDED UNDER REC. NO. 20020516000844
3. PUBLIC INFILTRATION SYSTEM EASEMENT (VARIABLE WIDTH) REC. NO. 20020516000845
4. 20' PUBLIC SUBSURFACE INFILTRATION EASEMENT REC. NO. 20020516000846
5. PUBLIC EMERGENCY ACCESS AND UTILITY EASEMENT OVER PROPOSED ROADWAYS AS DESCRIBED IN DOCUMENT REC. NO. 20030620001131
6. PUBLIC UTILITY EASEMENT (VARIABLE WIDTH) REC. NO. 20121031001382.
7. 60' RELOCATABLE AND RESIZABLE ACCESS & UTILITY EASEMENT AGREEMENT REC. NO. 20160315000673.
8. RELOCATABLE AND RESIZABLE ACCESS & UTILITY EASEMENT AGREEMENT REC. NO. 20160315000674.
9. ACCESS & UTILITY EASEMENT AGREEMENT REC. NO. 2016.....

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C17	93.00	20°47'23"	33.75
C18	93.00	11°02'41"	17.93
C19	176.70	21°56'42"	67.68
L1		N33°32'42"E	12.19
L2		N49°07'32"E	106.73
L3		N88°54'45"W	33.30
L4		N07°07'40"E	102.01
L5		N82°52'18"W	52.00
L6		N19°13'28"W	72.01
L7		N03°39'58"E	50.24
L8		N12°16'47"E	39.54
L9		N05°55'11"W	51.00
L10		N52°41'54"E	37.19
L11		N50°50'12"E	43.15
L12		N07°07'42"E	9.93

LEGEND

- | | |
|---|--|
|  | FOUND CITY OF ISSAQUAH STANDARD MONUMENT |
|  | SET 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED "CORE 41299" AT CORNER UNDER REC.
NO. 20140804900004. |
|  | EXISTING EASEMENT |

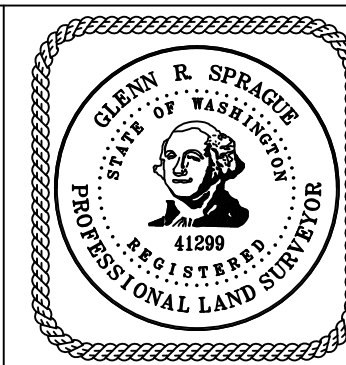


SHORT PLAT FOR
ISSAQUAH HIGHLANDS
INVESTMENT FUND, LLC

DWN. BY NO	DATE 11/10/16	JOB NO. 13128
CHKD. BY GRS	SCALE 1" = 100'	SHEET 2 OF 3



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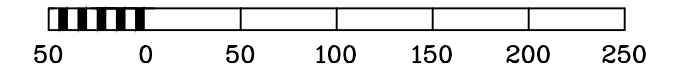


SHORT PLAT
NO. SP16-00001
ISSAQUAH, WASHINGTON

RECORDING NO.

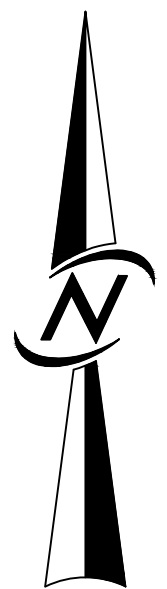
VOL./PAGE

1 inch = 100 ft



PORTION OF
NW1/4 & SW1/4, NE1/4 SEC. 27, TWP. 24 N, RGE. 6 E, W.M.

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	93.00	31°50'04"	51.68
C2	176.70	31°50'04"	98.18
C4	200.00	21°08'38"	73.81
C5	70.00	21°03'40"	25.73
C6	25.00	98°19'53"	42.91
C7	476.00	14°50'30"	123.30
C8	24.00	79°36'53"	33.35
C9	326.00	5°18'41"	30.22
C10	25.00	65°36'44"	28.63
C11	424.00	14°14'18"	105.37
C12	24.00	102°53'18"	43.10
C13	24.00	91°32'39"	38.35
C14	526.00	13°18'18"	122.14
C15	25.00	82°22'52"	35.95
C16	176.70	9°53'22"	30.50
C17	93.00	20°47'23"	33.75
C18	93.00	11°02'41"	17.93
C19	176.70	21°56'42"	67.68
L1		N33°32'42"E	12.19
L4		N07°07'40"E	102.01
L5		N82°52'18"W	52.00
L6		N19°13'28"W	72.01
L7		N03°39'58"E	50.24
L8		N12°16'47"E	39.54
L9		N05°55'11"W	51.00
L12		N07°07'42"E	9.93
L13		N88°17'22"W	17.50

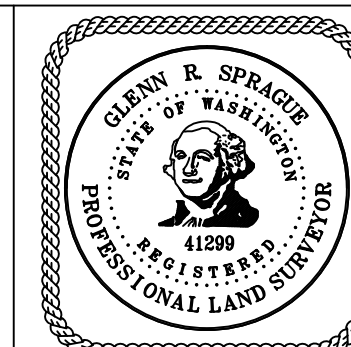


LEGEND

- FOUND CITY OF ISSAQUAH STANDARD MONUMENT
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER UNDER REC. NO. 20140804900004.
- EXISTING EASEMENT (SEE SHEET 2 OF 3)



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SHORT PLAT FOR
ISSAQUAH HIGHLANDS
INVESTMENT FUND, LLC

DWN. BY NO	DATE 11/10/16	JOB NO. 13128
CHKD. BY GRS	SCALE 1" = 100'	SHEET 3 OF 3